

city of edmonds
development information



Swimming Pools, Spas, & Hot Tubs Permit Submittal Requirements

- PERMIT REQUIRED:** A permit is required for the installation of above-grade or below-grade swimming pools, spas and hot tubs.
- EXEMPTED WORK:** Prefabricated swimming pools, spas or hot tubs accessory to an occupancy in which the pool walls are entirely above the adjacent grade unless the site is located in a designated Earth Subsidence Landslide Hazard Area or subject to the provisions of ECDC Title 23 and the capacity does not exceed 5,000 gallons. **NOTE:** Setback distances from property lines shall always be maintained for hot tubs, spas, pools, pool walkways, decks and pool equipment sheds.
- CODES:**
- International Building Code (Current Edition)
 - International Residential Building Code (Current Edition) Appendix G
 - Edmonds Community Development Code
 - International Fuel Gas Code (Current Edition)
 - International Mechanical Code (Current Edition)
 - Uniform Plumbing Code (Current Edition)
 - Washington State Energy Code (WSEC) (Current Edition)
 - Washington Administrative Code (WAC) 246-260-031
- FEE:**
- Single Family above grade pools - \$50 plus \$15 City surcharge fee
 - Below grade based on licensed contractor's bid

PERMIT SUBMITTAL REQUIREMENTS

1. PLOT PLAN (*See Attachment A*)

Three (3) copies, scaled 1"=20', (one (1) of the three (3) plot plans must be no larger than 8½" x 14") with the following:

- a) Property lines, all existing structures within the property, distance from structures to property lines.
- b) Proposed location of the swimming pool, distance from pool edge to property lines, pool walkways, decks, etc. and distance from these features to the property lines.
- c) The location of enclosed mechanical equipment/utility shed.
- d) Indicate existing and proposed grade contours at two (2) foot intervals.

- e) Show the extent of the required fencing, indicate the fence height and show gate location.
- f) Indicate the proposed location of the sewer clean-out for pool drainage purposes.

2. SWIMMING POOL, SPA, AND HOT TUB PLANS

Submit two (2) copies of swimming pool plans and specifications

- a) For Spas/hot tubs on decks indicate the maximum weight (filled with water) per manufacturer's specifications. Provide deck framing and foundation plan, including beam calculations.
- b) Provide pool dimensions, number of gallons, pool depth, and cross sections.
- c) Provide computations, stress diagrams, and reinforcing steel specifications.
- d) Specify the type and size of the heating system.
- e) Provide the piping layout, indicate all pipe sizes, indicate how pool will be filled, indicate if a chemical injection system will be used, etc. Specify type and model of each cross connection control device.
- f) Spas heated in excess of 90 degrees must have an insulated cover.

3. FENCE & GATE REQUIREMENTS

Provide details to show compliance with Appendix G of the IRC for barriers and for outlet entrapment protection for residential pools. For other than single family residential pools see WAC 246-260-031(4).

4. POOL DRAINAGE DETAIL

A means of disposal of the total contents of the pool shall be approved by the City. No direct connection shall be made between any hot tub or spa to any storm drain, city sewer main, drainage system, seepage pit, underground leaching pit, or sub-soil drain. It is unlawful to drain chlorinated water directly into the ground or into any City storm drainage catch basin. A sanitary tee (outside cleanout installed on the main building side sewer line) shall be provided for the draining of treated water into the City sanitary sewer system.

5. CRITICAL AREAS CHECKLIST

A Critical Areas Determination, issued by the Planning Division, must be completed and on file with the City.

6. CROSS CONNECTION CONTROL REQUIREMENTS

Protection of the City's potable water system shall be provided by the homeowner. All connections shall be inspected by the City Water Department Cross Connection Control Specialist for approval. For inspection call 425-771-0235 extension 1644.

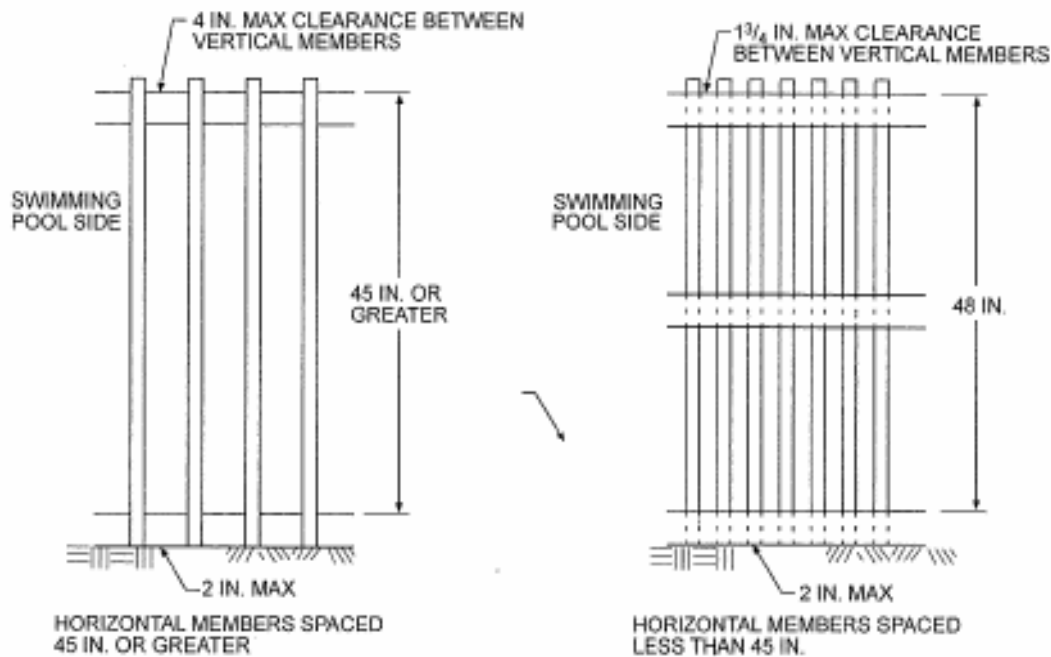
7. SNOHOMISH COUNTY HEALTH DISTRICT APPROVAL

Snohomish County Health District approval is required for all public pools, hot tubs, spas etc. (*Single Family Residential Pools are exempt*)

IMPERVIOUS SURFACE CALCCS
Existing Building Pad: 1387 sf. (Built in 1966)
Existing Garage: 500 sf. (Built in 1966)
Existing Driveway: 610 sf. (Built in 1989)
Existing Covered Porth: 75 s.f. (Built in 1966)
Proposed Pool w/brick walkway: 631 s.f
Proposed Equipment Shed: 15 s.f.

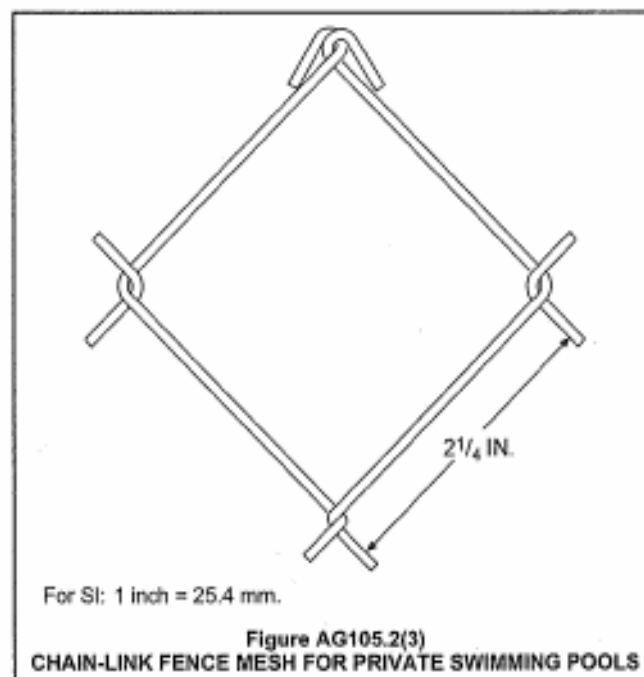
ATTACHMENT A

Revised 12/2010

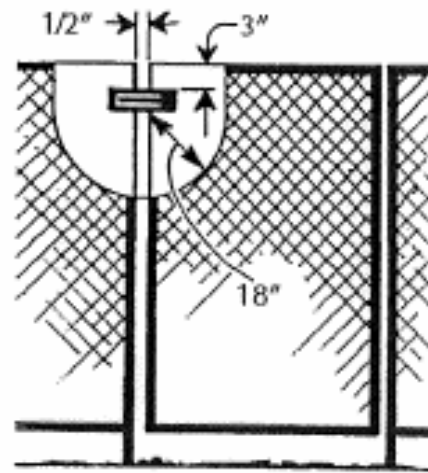
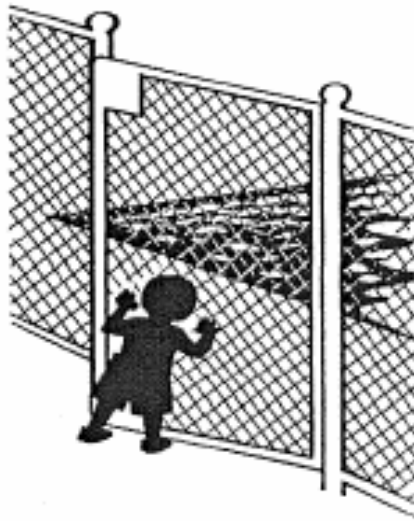


For SI: 1 inch = 25.4 mm.

Figure AG105.2(2)
PRIVATE SWIMMING POOL BARRIER CONSTRUCTION



Pedestrian Gates



Gate must *swing out*, and be *self closing & self latching*. When the release mechanism is less than 54" from bottom of gate, it must be at least 3" below the top of the gate and located on the side of the gate facing the pool. There must be no opening in the gate greater than 1/2" within 18" of the release mechanism.